

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

John A Fussell
John Derek Fussell
Julie J Fussell
153 Cambrian Way
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of One Hundred Forty-Four Thousand Nine Hundred and 00/100 (\$144,900.00) Dollars to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Donna F. Clark**, an unmarried woman, do hereby grant, bargain, sell and convey unto **Julie J Fussell, John A Fussell, and John Derek Fussell**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

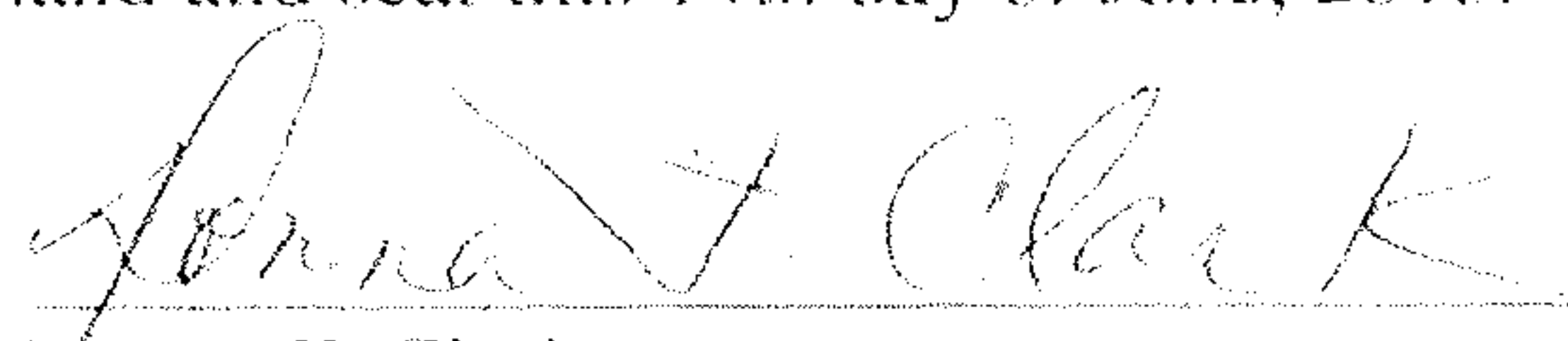
SEE ATTACHED EXHIBIT "A".

\$130,410.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of June, 2018.


Donna F. Clark

STATE OF ALABAMA)

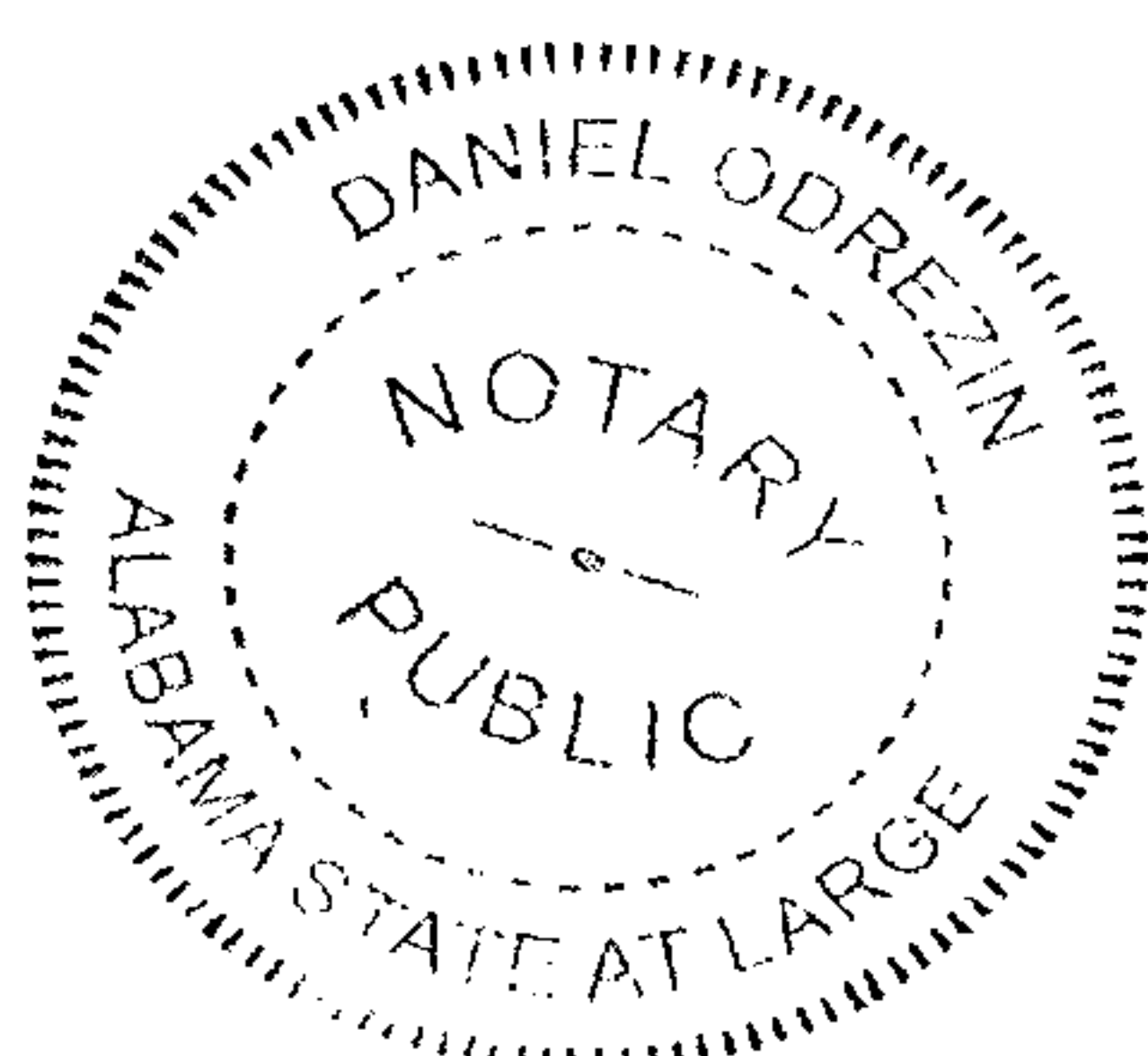
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donna F. Clark**, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, 2018.

My Commission Expires:

11/3/2022




Notary Public

Exhibit "A"

Condominium Unit Number 153 of Cambrian Woods Condominium, a Condominium according to the Declaration of Condominium Ownership of Cambrian Woods Condominium, recorded in Misc Book 12, beginning at Page 87 and amended by Misc Book 13, Page 2; Misc Book 13, Page 4; and Misc Book 13, Page 344, in the Office of the Judge of Probate of Shelby County, Alabama. Together with a .0133124 percent interest appurtenant to said unit in the common elements as set forth in Exhibit "C" of said Declaration, and together with all of its appurtenances according to the Declaration, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2018 and subsequent years;
2. All easements, rights of way, restrictions, covenants, conditions and building setback lines, as shown on recorded Map of Cambrian Woods Condominiums, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama;
3. Rights of adjoining owners of party wall(s) located on the land and partly abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails;
4. Subject to covenants, conditions, and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc Book 12, Page 87; amended in Misc Book 13, Page 2; Misc Book 13, Page 4 & Misc Book 13, Page 344; Misc Book 52, Page 318; Misc Book 12, Page 151 & Volume 13, Page 208, in the Probate Office of Shelby County, Alabama;
5. Subject to limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35, Chapter 8, Condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Pages 266 & Acts 1973 No. 1059, Page 1732, 1975 Code of Alabama;
6. Management Agreement as recorded in Real Book 344, Page 958, in Probate Office of Shelby County, Alabama; and
7. Restrictions, Conditions and Limitations as recorded in Instrument No. 1997-39374, in Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Donna F. Clark

Mailing Address 153 Cambrian Way
Birmingham, AL 35242

Grantee's Name John A Fussell, John Derek Fussell, Julie J Fussell

Mailing Address 153 Cambrian Way
Birmingham, AL 35242

Property Address 153 Cambrian Way
Birmingham, AL 35242

Date of Sale June 14, 2018

Total Purchase Price \$144,900.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/21/2018 01:20:40 PM
\$35.50 CHERRY
20180621000221060

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☐ Other
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

Date June 14, 2018

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one